

Planning Commission

January 6, 2022



CITY *of* CALABASAS

Request for an Administrative Plan Review and a Variance to construct a 437 square-foot addition to the second floor of an existing two-story legal nonconforming single-family residence, located on an irregularly shaped lot at 4515 Park Serena (APN: 2068-015-016) within the Residential, Single-Family (RS) zoning district.

California Law Regarding Variances

(Cal. Gov. Code section 65906, et. Seq.)

- Local governments must provide a process by which a property owner may be granted relief to strict application of the adopted zoning standards when the standards as applied would prevent the property owner from being in parity with other owners in the same zone.
- Variances are the typical mechanism by which such relief is accomplished; requested variances are to be considered in a quasi-judicial manner by the Planning Commission or a Board of Zoning Appeals.



**File No(s) APR-2021-015 and VAR-2021-003:
4515 Park Serena**

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California Law Regarding Variances

The Commission shall grant a variance only when it determines that:

- There are special circumstances applicable to the property (such as size, shape, topography, location, or surroundings);
- Strict application of the applicable zoning standards deprives of privileges enjoyed by other property located nearby and within the same zoning district;
- The variance would not constitute the granting of a special privilege inconsistent with zoning limitations applicable to other properties located nearby and within the same zone; and,
- The variance would not Authorizes a use or activity not otherwise expressly authorized by the zone regulation governing the property.



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Calabasas Municipal Code Regarding Variances

CMC Section 17.62.080

The Planning Commission may grant a variance from the requirements of the Development Code only in regard to:

- Dimensional standards (i.e., distance between structures, parcel area, site coverage, landscape and paving requirements, parcel dimensions, setbacks, and structure heights);
- Sign regulations (other than prohibited signs); and,
- Number and dimensions of parking areas, loading spaces, landscaping or lighting requirements



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Calabasas Municipal Code Regarding Variances

CMC Section 17.62.080

The Commission may grant a variance only if all of the following findings are made:

1. That there are special circumstances applicable to the property which do not generally apply to other properties in the same zoning district (i.e., size, shape, topography, location or surroundings), such that the strict application of this chapter denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts;
2. That granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;
3. That granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district.
4. That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and zoning district in which the property is located; and
5. That granting the variance is consistent with the General Plan and any applicable specific plan.



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Location Map



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Aerial Map



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Site Photographs



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Project Description

- The proposal includes a 437 s.f. addition to the second floor of an existing two-story legal nonconforming single-family residence.
- The project involves a request for a variance from the required 20' rear setback required for the Residential Single-Family zoning district, due to the irregular lot configuration.
- Calabasas Municipal Code (CMC) 17.62.080 requires this project to be reviewed by the Planning Commission.



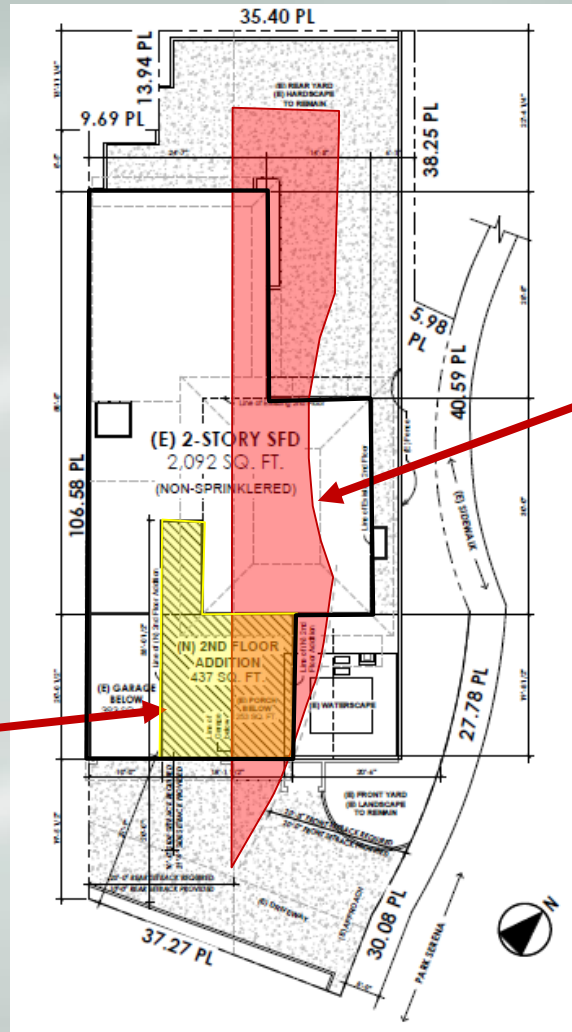
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Proposed Site Plan



Proposed Addition

Buildable lot area allowable per required setbacks



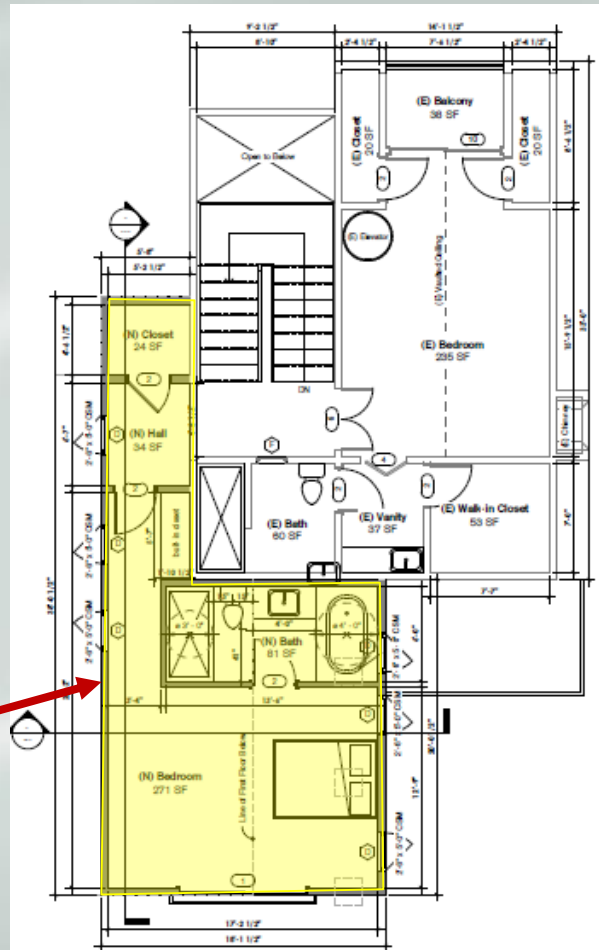
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Proposed Second Floor Plan



Proposed Addition



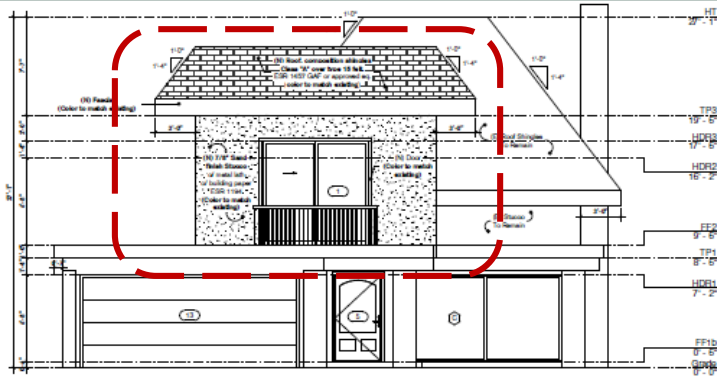
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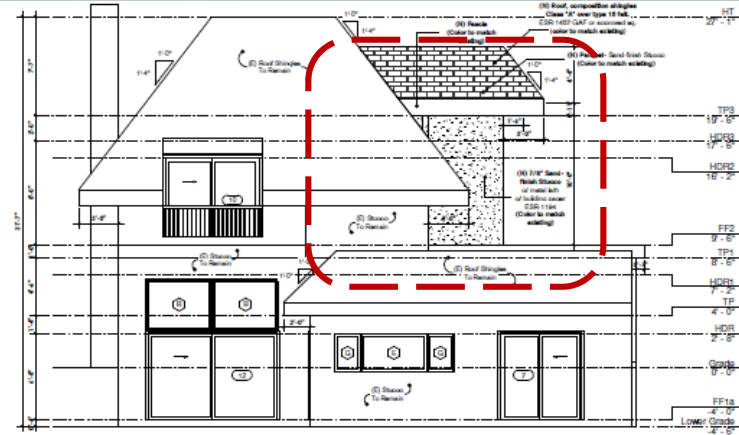
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Elevations



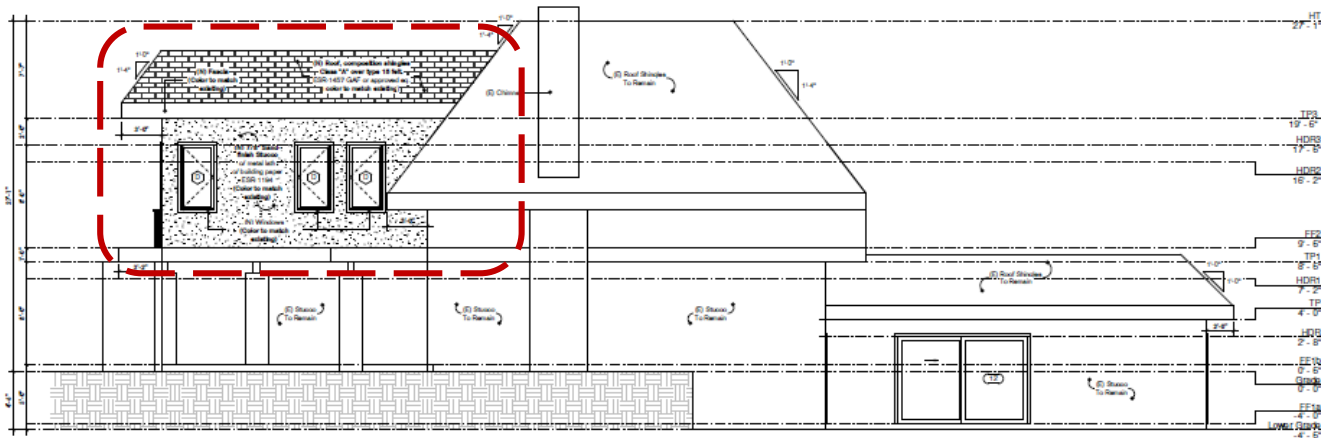
South Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



East Elevation



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Design

- The ARP reviewed the proposed project on November 19, 2021.
- The subject site is not within a designated Scenic Corridor, and there are no city-imposed architectural design standards for this neighborhood.
- The ARP recommended approval of the project to the Commission.



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Surrounding Homes



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Home Comparison

SITE ADDRESS	BUILDING SF	LAND SF	FAR
4515 Park Serena	2,529	5,811	0.44
4525 Park Serena	2,762	5,550	0.50
4528 Park Serena	3,426	5,501	0.62
4524 Park Serena	2,614	6,592	0.40
4514 Park Serena	2,058	6,097	0.34
4508 Park Serena	2,044	6,431	0.32
4500 Park Serena	2,960	5,946	0.50
4501 Park Serena	4,400	7,355	0.60
4507 Park Serena	4,103	5,530	0.74
4511 Park Serena	4,598	7,195	0.64
4515 Park Serena	2,092	5,811	0.36
AVERAGE	3,218	6,201	0.52



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Findings

Administrative Plan Review

- The proposed site development is compatible in design, appearance and scale, with existing uses, development, structures and landscaping for the surrounding area; and
- The site is adequate in size and shape to accommodate the proposed development features.

Variance

- Granting the variance is necessary for the preservation of property rights possessed by other property owners, and is consistent with the General Plan.
- Granting the variance would not result in a special privilege or be detrimental to the public/other properties.



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Staff Conclusions

- The proposed project will not alter the existing single-family use of the subject site, which is an allowed use in the RS zoning district.
- The proposed project meets all required development standards, with the exception of the rear setback, for which a variance is being sought.
- The proposed project is compatible in design, appearance, and scale with the surrounding uses.
- The ARP recommended approval of the proposed project.
- The project is exempt from CEQA review.
- The proposed project meets all required findings for an Administrative Plan Review and Variance.



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Recommended Action

That the Commission adopt Resolution No. 2022-737 approving File No(s). APR-2021-015 & VAR-2021-003.



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